

# The Broadmoor Breeze



July 2019

*A Publication for the homeowners/residents of The Broadmoor Huntington Harbour Community Association*

## ***President's Message***

Well our nations Independence Day came and went with bang this year! I hope you enjoyed whatever festivities you took part in. Along with that bang came quite a bit of shaking and rolling in the form of a few large earthquakes. While we send our thoughts out to the effected cities, we also need to keep in mind how these events might affect us in the future. While the HOA does carry earthquake insurance for the buildings, your valuables inside are not covered by the HOA policy. It is highly recommended that you check with your insurance carrier and verify that your valuables are covered in the event of an earthquake in our area. We want everyone to stay safe and be protected!

The board is happy to announce that our property manager, Danielle, was married over the long 4th of July holiday weekend and is now Mrs. Danielle Peterson, Congratulations from everyone at Broadmoor Danielle!! Please note that Danielle Peterson's new email address at Powerstone is now [dpeterson@powerstonepm.com](mailto:dpeterson@powerstonepm.com). Her phone number remains the same at 949-535-4516.

Unfortunately, I must once again remind everyone to please slow down when driving through the complex!! Please obey our posted speed limits, this is for everyone's safety.

Until next time,

John Wicketts

## **2019/2020 Board of Directors**

<b>President</b>	John Wicketts
<b>Vice President</b>	Kevin Lutke
<b>Treasurer</b>	Tony Sellas
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

## **•Monthly Updates•**

### **Architectural Committee**

#### **Operational Skylight installation**

The repair or replacement of skylights is the association's responsibility. As needed, the association has been replacing old original skylights with high-quality Velux skylights. During the re-roofing project, any broken, cracked or leaking skylights were replaced. Homeowners who desire to replace their skylight with a different type, such as one that opens, may do so at their own cost. Keep in mind that a Home Modification Application must first be submitted to the Architectural Committee for board approval. As part of the application, the homeowner is required to execute a maintenance covenant agreement, by which the homeowner (and successors) becomes responsible for any future repair, maintenance and replacement costs, and pay a fee deposit to cover the cost of legal preparation and recording of the agreement.

The operational skylight will need to be ordered and installed by the association roofer, Lang Roofing; they can be contacted by phone or e-mail for pricing, 800-277-5772, [kathy@langroofinginc.com](mailto:kathy@langroofinginc.com). The City of

Huntington Beach building code requires that any skylight that opens be located at least 30 feet from any plumbing or heating roof vent. The homeowner is also responsible for the cost of relocating any vents to comply with the City's building codes.

### **Tiling of common area entryways**

As the buildings age, one particular problem that has impacted the common area is the tiling of common area entryways, stairs, decks, balconies and patios by homeowners in stacked units, particularly along the waterfront. The stairways, decks, balconies and patios in all stacked units were originally constructed with a waterproof membrane that requires periodic maintenance. Those substructures were never designed or intended for overlaying of tiles. Tile is not a waterproof system and the grout is porous. Over time water seeps through cracks and settles between the tile and the underlying membrane, which eventually leads to failure of the membrane, dry-rot and water leaking into the building structure and, in many cases, into units below. In the absence of tiling, the association is responsible for maintaining and repairing the surface of entryway decks and stairways and any damage to units caused by failure of the waterproof membrane. However, the association is unable to maintain the common areas where owners have installed tiles. Consequently, unit owners whose tiled areas are found to be leaking are responsible for any damage to the common area or to their neighbor's units. In such cases, the association will oversee removal of the tiles, installation of new surfaces and waterproof membranes, repair of any damaged areas, and assess the responsible owner for all costs incurred by the association. Unit owners will not be allowed to re-tile those areas.

### **Website, Technology, & Communications Committee**

Every resident will need to, at some point, complete a Parking Pass Application. When you have to submit an application, you might go to the Printable Forms, which is a drop-down menu item under Documents on the home page (<https://broadmoorhh.com/forms.php>). You will find the following message ***“For existing residents, an alternate online form is available that provides the most up-to-date information contained in the Broadmoor/ GateKey databases to update/revise. For your convenience, this online application has been provided***

***to the Post Commander at the guard house to obtain your current parking pass application information.”***

Getting what is currently in these databases printed on an application will simplify the completion of the application while meeting the application preparation requirements, such as, listing every vehicle and all persons residing at your address. If what is currently in our Broadmoor/GateKey databases is incorrect, you'll have the opportunity to correct any information directly on the printed forms. Using this method also helps us keep your records current and accurate.

### **Maintenance Committee**

Here at Broadmoor we have a great maintenance staff that takes care of many of the maintenance needs of your building's exterior. However, there are many maintenance items related to the interior or exclusive use areas that the homeowner is responsible for. Often preventative maintenance can extend the life of systems in your home, or avoid costly unscheduled maintenance or safety issues later.

#### **Monthly Home Maintenance Tip**

This month's maintenance tip is another two for one special! The first is to clean your window and sliding glass door screens of any accumulated dirt. It will give you a better view of our great landscaping and help let in that fresh sea breeze. When you do this, don't forget to clean out any sliding tracks or lubricate any casement style cranks. It's also a great time to check for any moisture damage around the frames so that you can address it in the dry season. Also, with the arrival of warm weather it's time to reverse the direction of any ceiling fans you have to run counter clockwise, blowing air straight down. While that fan is stopped, check for accumulated lint and other build up – that build up can unbalance the fan, causing premature wear on the bearings leading to wobbles, increased noise and early failure. These two easy tasks will help you enjoy the warm summer weather while reducing the need for air conditioning if your home is so equipped!

## **Parking Committee**

**Oversized Vehicles:** *Important reminder* -- under the association's parking rules, only vehicles which can fit inside a unit's garage are eligible for a parking decal. If you are considering a new vehicle, first be sure that it can fit inside your garage with the garage door closed. If researching, note that many manufacturers list the overall length of trucks and SUVs without the rear bumper and most manufacturers do not include the mirrors in width measurements. If it does not fit, that vehicle will not be permitted to park in the complex. Landlords should advise prospective tenants prior to entering into a lease agreement and selling unit owners should be sure to disclose this parking rule restriction to prospective buyers.

**72-hour Warehousing Rule:** Please remember that no vehicle can remain parked in the same location in an outside parking space or a garage apron for a period exceeding 72 hours.

### **Pickleball!**

One of the association's tennis courts has been lined for two pickleball courts. A pickleball net is located at the court -- simply lift the net in the center with two hands and move it to the court markings. Paddles, balls and instructions on how to play can be found inside the small storage bin next to the court bench. Grab some friends and try the game out. Doubles is especially fun!

The association has a net for the second pickleball court whenever there are enough players for two courts. Just ask one of the maintenance workers or the front entry monitors to let the board know when someone needs the second net.



Welcome Broadmoor

Residents- Pickleball Clinic-at  
Broadmoor Tennis Courts

Free Pickleball Clinic!!

Sunday, August 11

9:00-11:00 AM

Water and snacks  
will be provided

Instructor will be USA Pickleball  
Association Ambassador of Hun-  
tington Beach

Diana Abruscato, IPTPA

Please plan on joining us for a fun  
morning!

Monthly Board Meetings are on the third Wednesday of each month. All residents are encouraged to attend.

Next Monthly Board Meeting is Wednesday, July 17th 6:30PM at Calvary Chapel of the Harbour

## **Paid Advertising**

For advertising info: [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)  
[broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)

### **Committees and Contact Info**

#### **Architectural**

\*Chris Gray  
Barbara Blodgett  
Don Kujat  
David Price

#### **Landscape**

\*Catherine Lee  
Diana Boyd  
Tony Sellas  
Stefan Steinberg  
John Wicketts\*\*

#### **Maintenance**

Chris Gray  
Tony Sellas\*\*  
John Wicketts\*\*

#### **Parking**

\*Ron Lee\*\*  
Chris Gray  
Bill Selfridge  
Tony Sellas

#### **Gate System**

\*Ronald Lee  
Robert Szablak

#### **Reserve Study Task Force**

\*Annette Merriam  
Garry Brown  
Chris Gray  
Ron Lee\*\*  
Tony Sellas

#### **Website, Technology, & Communications**

\*Bill Selfridge  
Cindy Austin  
Ron Lee\*\*  
Kevin Lutke  
Tony Sellas

\* Chairperson  
\*\* Board liaison(s)

#### **Other Useful Contacts**

**Broadmoor Front Gate**  
(562) 592-4213

#### **Powerstone Property Mgmt.**

Danielle Peterson  
[dpeterson@powerstonepm.com](mailto:dpeterson@powerstonepm.com)  
(949)535-4516  
Sylvia Mandujano  
[smandujano@powerstonepm.com](mailto:smandujano@powerstonepm.com)  
(949) 535-4514

#### **Cable TV**

Spectrum, (866) 550-3211 basic cable, 1 set top box and Showtime Premium Channel are paid by association.

#### **Huntington Beach Police Department**

Front Desk/Noise Complaint:  
(714) 960-8811  
Parking Control:  
(714) 960-3998, #0,  
(non-emergency)

#### **HB Animal Control Services**

(714) 935-6848 M-F 8:00 AM to 5:00 PM  
(714) 935-7158- After hours

#### **Association Website**

[www.broadmoorhh.com](http://www.broadmoorhh.com)

#### **Online Vehicle Pass Service**

[www.gatekeyresident.com](http://www.gatekeyresident.com)

#### **Newsletter note:**

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)